

Retail Highlights

Washington Gateway Retail Center

Washington Gateway is planned as a 375,000 sq. ft. retail center to be located on New York Avenue at South Dakota Avenue on the southern edge of Ft. Lincoln New Town, a 176-acre mixed use development by Ft. Lincoln New Town. Plans call for a mix of neighborhood and regional retailers, restaurants and other service providers as well as 2,000 parking spaces.

Washington Gateway Retail Center

Location:	New York Ave, NE and South Dakota Ave, NE
Ward:	5
Developer(s):	Peterson Companies
Retail SF:	375,000
Estimated Project Cost:	n/a
Project Status:	Planned
Targeted Delivery:	2005



Site plan courtesy of Peterson Companies

Rhode Island Avenue Metro Plaza



Site plan courtesy of The Michael Companies

This mixed-use development will be constructed on a 13-acre site located at the Rhode Island Metro station. The project will include a residential component featuring traditional and urban-loft style apartments. The development will also include a seven-story parking garage with a total of 920 parking spaces. The retail stores are located along a central access corridor that includes a landscaped boulevard.

Rhode Island Avenue Metro Plaza

Location:	Rhode Island Ave, NE & Brentwood
Ward:	5
Developer(s):	Graimark-Walker & Mid-City Urban LLC & A and R Development
Architect(s):	Hord Coplan Macht Inc
Total SF:	340,000
Residential Units:	270
Retail SF:	70,000
Estimated Project Cost:	\$58 million
Project Status:	Planned
Targeted Delivery:	n/a

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Eagle Building



Rendering courtesy of EastBanc Inc.

The Eagle Building will deliver 31,407 sq. ft. of retail space over three levels, with over 108 feet of frontage on M Street. The project is located directly across the street from Cady's Alley. A three-level underground parking garage will provide parking for approximately 118 vehicles.

Eagle Building

Location:	3345 M Street, NW
Ward:	2
Developer(s):	EastBanc Inc
Architect(s):	Shalom Baranes Associates
Retail SF:	31,407
Estimated Project Cost:	\$32 million
Project Status:	Under Construction
Targeted Delivery:	2004

Camp Simms

Camp Simms, located in Southeast Washington, is a 25-acre development with 80 new housing units, 30,000 sq. ft. of office space and 106,000 sq. ft. of retail including a 50,000 sq. ft. Giant Food store.

Camp Simms

Location:	Alabama Ave & Stanton Rd, SE
Ward:	8
Developer(s):	Congress Heights Redevelopment LLC
Total SF:	292,000
Office SF:	30,000
Residential Units:	80
Retail SF:	106,000
Estimated Project Cost:	\$28 million
Project Status:	Planned
Targeted Delivery:	n/a



Site plan courtesy of Congress Heights Redevelopment LLC

Southwest Waterfront



Rendering courtesy of DC Office of Planning

The National Capital Revitalization Corporation (NCRC) is undertaking a total redevelopment of the waterfront in Southwest as part of the District's Anacostia Waterfront Initiative.



Photo by Chad Shuskey/ Washington, DC Marketing Center

Southwest Waterfront

Location:	500 - 1300 Water Street, SW
Ward:	6
Developer(s):	National Capital Revitalization Corporation
Total SF:	2,340,000
Hotel Rooms:	400
Residential Units:	780
Office/Retail SF:	300,000
Parking Spaces:	1,150
Estimated Project Cost:	\$350 million
Project Status:	Proposed
Targeted Delivery:	n/a



Image courtesy of DC Office of Planning

Overall, the site is 50 acres. Plans call for two 90-foot residential towers anchoring each end of the waterfront as well as 300,000 sq. ft. of office/retail, 140,000 sq. ft. of cultural space and 1,150 new parking spaces.

Former Convention Center Site



Photo by Chad Shuskey/ Washington, DC Marketing Center

The District Government is in the process of selecting the developers to help plan and develop for the new mixed-use project on the former convention center site. The RFP that was issued called for a significant restaurant/entertainment use, 600-900 units of housing, 1,100-1,400 parking spaces, at least one acre of public open space, a 250,000 sq. ft. performance venue and 300,000 sq. ft. of retail. The site could possibly accommodate a new central library and a boutique hotel.